

# HISTORIC PRESERVATION COMMISSION STAFF REPORT

AGENDA

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**TO:** CASA GRANDE HISTORIC PRESERVATION COMMISSION

**FROM:** Laura Blakeman, City Planner *AB*

**MEETING DATE:** September 15, 2014

**SUBJECT:** DSA-14-00155: Certificate of Appropriateness

## REQUEST

**Request by** James McClelland, 300 E. 8<sup>th</sup> Street, Casa Grande AZ 85122, for the following request:

1. **DSA-14-00155:** Certificate of Appropriateness for the Demolition of the apartment building located east of the Fisher Memorial Home within the Katherine J. Drew 2<sup>nd</sup> Addition to Casa Grande located at 300 E. 8<sup>th</sup> Street.

## APPLICANT/OWNER INFORMATION

Applicant

James McClelland  
300 E. 8<sup>th</sup> Street  
Casa Grande, AZ 85122  
P: 520-431-6075

Owner

Same as applicant

## HISTORY

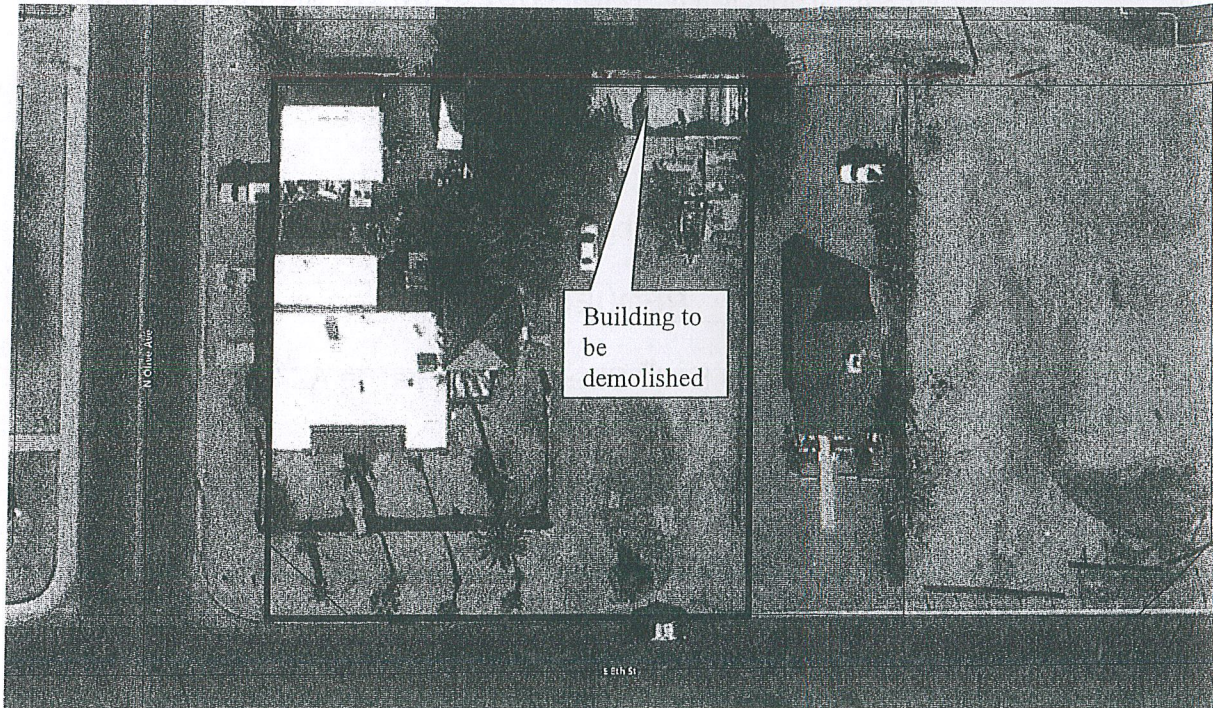
- August 15, 1924: Ordinance #72: The site was annexed into the City limits of Casa Grande.
- 1927: The Fisher Memorial Home and Apartment building was constructed. Source: Pinal County Assessor's Office.
- November 16, 1987: The site received official zoning of B-1 (Neighborhood Business) with the adoption of the Zoning Ordinance and map.

## PROJECT DESCRIPTION

### Background



According to the Pinal County Assessor's Office, the building was constructed in 1927. The Arizona State Historic Property Inventory survey in 1982 does not mention the apartment building. The site houses the Fisher Memorial Home which was built in 1927 and is listed on the local and national historic register. (See attached Historic Property Inventory Form).



In May of 2014, the apartment building had fire damage. Based on the inspection of the property, the inspection report indicated that the residential building has suffered extensive structural damage due to failure of the weather-resisting measures and fire damage to the exterior support walls and roof. According to the 2014 City of Casa Grande Building and Technical Administrative Code Section 117.1 General, "When a structure or equipment is found by the Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code".

Based on the damage to the structural components of the building and the fact that the overall condition of the property is a hazard to anyone entering the building and or approaching portions of the building, City Staff is recommending the building be demolished.

According to 17.62.060, no person shall carry out any exterior alternation, restoration, reconstruction, **demolition**, new construction or moving of landmark or property within a historic district, nor shall any person make any material change in the appearance of such a property, its light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley that affect the appearance and



cohesiveness of the historic landmark or historic district, without first obtaining a Certificate of No Effect or a Certificate of Appropriateness.

Because the apartment building is located on the historic property of the Fisher Memorial Home, the demolition shall require a Certificate of Appropriateness from the Historic Preservation Commission.

<b>RECOMMENDED MOTION</b>
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**Staff finds that the damage to the structure is significant enough that repairs are not feasible and recommends the Historic Preservation Commission approve the Certificate of Appropriateness (DSA-14-00155) to demolish the apartment building located at 300 E 8<sup>th</sup> Street, with the following condition:**

1. The demolition shall be completed within 60 days from the issuance of the Certificate of Appropriateness.

**Attachments:**

- Exhibit A: Historic Property Inventory Form
- Exhibit B: Aerial Image of Site
- Exhibit C: Property Inspection Report
- Photographs of Site

Exhibit A - Historic Property Inventory Form

# ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Fisher Memorial Home		COUNTY Pinal County	INVENTORY NO. CG-134
COMMON PROPERTY NAME Fisher Memorial Home		QUAD/COUNTY MAP	
PROPERTY LOCATION-STREET & NO. 300 East 8th Street			
CITY, TOWN/VICINITY OF Casa Grande		ASSESSOR'S PARCEL NO. 506-07-340	
OWNER OF PROPERTY Jim McClelland		PHONE 505-836-7587	
STREET & NO./P.O. BOX 1015 Glade Lane #80			
CITY, TOWN Farmington, New Mexico		STATE New Mexico	
FORM PREPARED BY Janus Associates Inc.		DATE 9/82	
STREET & NO./P.O. BOX 2121 South Priest Suite 127		PHONE 967-7117	
CITY, TOWN Tempe, Arizona		STATE Arizona	
PHOTO BY Casa Grande Survey Volunteer		DATE June 1982	
VIEW looking east			
HISTORIC USE commercial			
PRESENT USE commercial		ACREAGE less/one	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Built 1927, modified 1929			

## PHYSICAL DESCRIPTION

The Fisher Memorial Home is a single-story U-shaped structure constructed of uncoursed field stone. A flat parapeted roof and lower tile-roofed portal infilling the U shape suggest a Pueblo Revival influence. A three-story tower addition of wood frame and shingles extends from the northeast corner. It has a low sloping pyramidal roof of wood shingles. Dual orientation is to the south and west bordering streets. The south facade, protected by the single stone pier portal, has relief plaque decorated doors defining symmetrical entries. Small tile-roofed porticos protect two symmetrical, two-leaf French doors on the west facade. Windows of the original structure are wood four-over-one light double-hung. The addition wood windows are double-hung fixed glass, and symmetrically placed. An additional feature is a low entry wall of stone sloping up to an opening flanked by two square pillars, each a base for a lamp post.



STATEMENT OF SIGNIFICANCE/HISTORY

The Fisher Memorial Home is an outstanding example of a period revival residential/commercial building executed in local materials. Its unique uncoursed field stone construction and Pueblo Revival influenced design once brought it to public acclaim as one of the finest and most beautiful houses in the Casa Grande Valley. The house is well-maintained and has a high degree of integrity.

The combination house/funeral home was built in Casa Grande in 1927. Harry L. Fisher and his wife Mary established a mortuary business in Casa Grande after their arrival in 1919. Fisher was killed in 1925. Mrs. Fisher trained as an undertaker, married William Plenz and opened the Fisher Memorial Home in its new location. Mrs. Plenz was a respected businesswoman for many years in Casa Grande.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Casa Grande Valley Historical Society newspaper index files  
Casa Grande Valley Historical Society history files

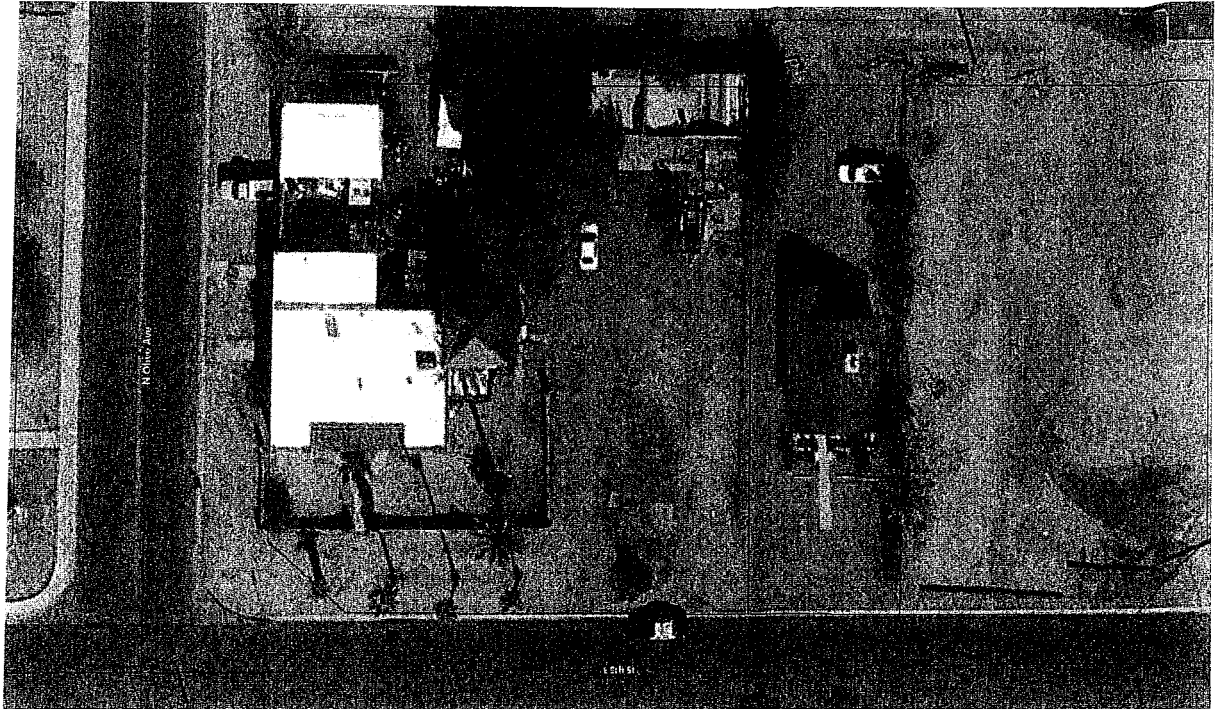
GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lots 7-12, Block 6, E. P. Drew Subdivision

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY



Exhibit B - Aerial





## Exhibit C – Property Inspection Report

August 14, 2014

Subject: Damaged Structure at  
300 East 8<sup>th</sup> Street  
Casa Grande, AZ 85122

Time: 1300 Hours

Action taken: Property Inspection

Based on the invitation of the property owner a visual inspection of the Fire Damaged residential apartment building located at 300 East 8<sup>th</sup> Street, (hereafter known as the property) was performed to determine if the remaining structural components presented an immediate safety concern. The property has extensive damage to the west end of the structure due to a fire in May 2014. Structural walls and parts of the roof structure have been burned away and can no longer support the imposed loads. There is additional fire damage due to embers on the rear (north side) of the structure and on the south side awning above the doors into the rooms. In accessing the extent of fire damage to the structure a significant amount of structural failure due to rot and other damage was noted. The exterior weather protection has failed and allowed water intrusion into the roof and wall structures. It is recommended that no one enter the building due to the loss of the structural integrity.

The Property was fabricated using wood framing with Stucco and roof sheeting of 1 X 6 lumber and various roof coverings including corrugated metal and composition shingles. Interior walls are wood frame with gypsum sheeting. The structure is built on a wood floor system as well as a structural slab-on-grade. Both floor systems appear to have failed with vertical displacement in several areas of the porch.

The following items were noted on the exterior of the structure:

1. The west end of the building has significant fire damage to the supporting walls and roof structure.
2. There is visible structural damage to the roof, and structural support walls and awning support posts.
3. The roof coverings have failed and/or are missing allowing water intrusion into the structure causing damage to the structure.
4. The awning roof on the south side of the structure is failing and collapsing.
5. There are electrical wires and devices installed on the exterior of the property contrary to the requirements of the National Electrical Code and pose a hazard to anyone entering the property.
6. Electrical Service Equipment panels on the north side of the structure are open with the meters still installed.

The interior of several apartments were examined with the following observations:

1. Apartment # 4 western end of the building adjacent to the fire damage:
  - a. Water damage from roof failure.
  - b. Ceiling failing and collapsing into the rooms.
  - c. Water damage visible at several areas of the north wall. Extent of damage to framing unknown without demolition.



- d. Ceiling, walls, and contents all show some degree of damage from excessive moisture.
- 2. Apartment #5:
  - a. Water damage to north exterior wall and west interior wall. Mold and other signs of extensive damage.
  - b. Wood floor in this apartment has failing and is extremely uneven. It appears that the original floor was constructed on or very close to the soils below the structure.
  - c. Ceiling shows water intrusion and damage to the ceiling and roof. Other damage to ceiling caused by vandals.
  - d. Colony of bees in north exterior wall.
  - e. Ceiling, walls, and contents all show some degree of damage from excessive moisture.
- 3. Apartment #6
  - a. Signs of water damage from unknown entry. Ceiling, walls, and contents all show some degree of damage from excessive moisture.
  - b. Mold in north east corner of apartment.

In conclusion, the inspection of the property indicates that the residential building has suffered extensive structural damage due to failure of the weather-resisting envelope and fire damage to exterior support walls and roof.

#### **2014 City of Casa Grande Property Maintenance Code**

**303.1.1 Unsafe conditions.** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
- 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
- 3. Structures or components thereof that have reached their limit state;
- 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
- 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
- 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
- 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
- 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
- 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored



- or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
  11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
  12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
  13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

**303.2 Structural members.** All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

**303.4 Exterior walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

**303.5 Roofs and drainage.** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**303.7 Overhang extensions.** All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

For the purpose of this code, any building or structure which has any or all conditions or defects of section 303 as described shall be deemed to be a dangerous building.

***The 2014 City of Casa Grande Building and Technical Administrative Code Section 117.1***

**General.** When a structure or equipment is found by the Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**117.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing

minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The property has sustained damage to structural components that reduce or eliminate their ability to perform as intended. The overall condition of the property is a hazard to anyone entering the building or approaching some outside sections. It is recommended that the structure be demolished.

Sincerely;

City of Casa Grande

Dwight Williams, CBO, MCP  
Chief Building Official  
510 East Florence Blvd  
Casa Grande, AZ 85122  
520-421-8630 Fax 520-421-8631  
dwilliams@casagrandeaz.gov

CC: Paul Tice  
Rick Barnhart  
Jeff Palmer



